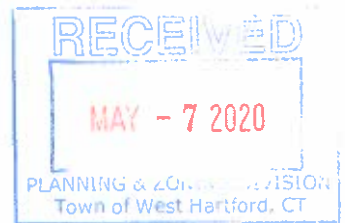




WEST HARTFORD



MEMORANDUM

TO: Todd Dumais, Town Planner

FROM: *DJM* Duane J. Martin, P.E., Town Engineer

RE: Maggie McFly's Restaurant – Outdoor Dining
1500/1502 New Britain Avenue
Special Development District No. 12 Amendment
Application No. 12-R1-20

DATE: May 4, 2020

The Engineering Division reviewed the 1500/1502 New Britain Avenue Special Development District No. 12 Amendment Application No. 12-R1-20 dated April 9, 2020 and have no comments. We find the application to be acceptable.

Robert Gosselin

From: Brian Pudlik
Sent: Wednesday, April 15, 2020 11:42 AM
To: Robert Gosselin
Cc: Todd Dumais
Subject: RE: Staff Comments Needed for SDD application #12-R1-20 at the Westfarms Mall for Maggie McFly's

Rob,

I reviewed the attached plans associated with proposed Maggie McFly's restaurant at West Farms Mall and have the following comments:

1. Pursuant to section 177-33(G)(2)(a)[1][a], this tenant space will be allocated two square feet of signage for each linear front foot of exterior building wall for the unit of occupancy. Based on the plans submitted, the total permitted sign area is 237 square feet based on a linear dimension of the wall where the primary entry door is located of 118.5 feet. The plans indicate a maximum sign area of 175 square feet based on a linear dimension of 78.6 feet. It appears they measured a straight line as opposed to using the entirety of the east facing façade including the angled portion of the building.
2. The plans show two circular logos with a labeled dimension of 7'-6" in diameter, but only note 24 square feet as the size of these two signs. That number only accounts for the size of the image within the circle. The circular light band is clearly meant to be a boundary around the image, so it must also be counted. The area of the sign should therefore be noted as 44.1 square feet.
3. With the adjustment in the size of the circular logo the total proposed sign area is 320.25 square feet rather than 280.5.
4. The plans should be modified to reflect the change in all of the numbers I have noted in comments 1-3.
5. Based on the calculated permitted area of 237 square feet, the total proposed sign area is 83.25 square feet over what is allowed by zoning ordinance and a waiver request will be required.

Thanks,



Brian Pudlik

Zoning Enforcement Officer

Department of Community Development • Planning & Zoning Division

50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7553

Town of West Hartford | www.westhartfordct.gov

From: Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>

Sent: Monday, April 13, 2020 10:38 AM

To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; John Phillips <JohnP@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>

Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>

Subject: Staff Comments Needed for SDD application #12-R1-20 at the Westfarms Mall for Maggie McFly's

Robert Gosselin

From: Mike Sinsigalli
Sent: Tuesday, April 14, 2020 9:18 AM
To: Robert Gosselin
Subject: RE: Staff Comments Needed for SDD application #12-R1-20 at the Westfarms Mall for Maggie McFly's

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Robert,

Review of the submitted plans and documentation for the proposed amendment to Special Development District #12-R1-20, to allow the outdoor dining for Maggie McFly's, disclosed no areas of concern.

Michael Sinsigalli

Assistant Fire Chief/Fire Marshal
West Hartford Fire Department
Fire Marshal's Office
West Hartford Town Hall, Room 204
50 South Main Street
West Hartford, CT 06107
860-561-8308

The fire that you prevent may be the one that would have taken your life!

Please note our physical address change noted above.

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Sent: Monday, April 13, 2020 10:38 AM
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Cc: Todd Dumais <Todd.Dumais@WestHartfordCT.gov>; Catherine Dorau <cdorau@WestHartfordCT.gov>
Subject: Staff Comments Needed for SDD application #12-R1-20 at the Westfarms Mall for Maggie McFly's

Hello,

Please see the attached documents for an SDD application #12-R1-20 at 1502 New Britain Avenue by Maggie Mcfly's to change part of the Façade at the Westfarms mall. If you could review and provide staff comments by April 29, 2020 that would be greatly appreciated.

Thank you,

Robert Gosselin

From: Dan Coppinger
Sent: Monday, April 13, 2020 12:44 PM
To: Robert Gosselin
Subject: RE: Staff Comments Needed for SDD application #12-R1-20 at the Westfarms Mall for Maggie McFly's

No issues from PD

Daniel P. Coppinger
Assistant Chief of Police
West Hartford Police Department
Office: (860) 570-8983
Main Number: (860) 523-5203
e-mail: dcoppinger@westhartfordct.gov
Web: www.westhartfordct.gov/police

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Thank you,



Robert Gosselin
Planning Technician
Department of Community Development ▪ Planning & Zoning Division
50 South Main Street | Room 214 | West Hartford CT 06107 | t 860.561.7555
Town of West Hartford | www.westhartfordct.gov

Robert Gosselin

From: John Phillips
Sent: Monday, April 13, 2020 12:07 PM
To: Robert Gosselin; Bob Proctor; Aimee Krauss; Dan Coppinger; Mike Sinsigalli; Brian Pudlik; Tim Mikloiche
Cc: Todd Dumais; Catherine Dorau
Subject: RE: Staff Comments Needed for SDD application #12-R1-20 at the Westfarms Mall for Maggie McFly's

A quick review. No impact On Public Works Maintenance .

John

From: Robert Gosselin <Robert.Gosselin@WestHartfordCT.gov>
Sent: Monday, April 13, 2020 10:38 AM
To: Bob Proctor <BobP@WestHartfordCT.gov>; Aimee Krauss <Aimee.Krauss@WestHartfordCT.gov>; Dan Coppinger <DCoppinger@WestHartfordCT.gov>; Mike Sinsigalli <MSinsigalli@WestHartfordCT.gov>; Brian Pudlik <Brian.Pudlik@WestHartfordCT.gov>; John Phillips <JohnP@WestHartfordCT.gov>; Tim Mikloiche <TMikloiche@WestHartfordCT.gov>
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Robert Gosselin
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